



**City of Seattle**  
**Seattle Department of Construction and Inspections**  
**Land Use Review**

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Evette Yu  
600  
108th Ave NE  
Bellevue, WA 98004

Re: Project #3037857-LU

## Correction Notice #1

**Review Type** MANDATORY HOUSING AFFORDABILITY  
**Project Address** 106 NW 36TH ST  
SEATTLE, WA 98107  
**Contact Email** evette.yu@mza-us.com  
**SDCI Reviewer** Scott Alan Ringgold  
**Reviewer Phone** (206) 233-5132  
**Reviewer Email** scott.ringgold@seattle.gov  
**Owner** Shuang Zhang

**Date** July 12, 2021  
**Contact Phone** (425) 559-7584

**Address** Seattle Department of Construction and Inspections  
700 Fifth Ave  
Suite 2000  
PO Box 34019  
Seattle, WA 98124-4019

## Applicant Instructions

See the attached flyer: "[How to Respond to an SDCI Correction Notice](#)". Please follow the 3-step process outlined in the flyer, otherwise there may be a delay in permit issuance and possible additional fees.

This linked document, [How to Upload a Document to an Existing Permit](#), describes steps to upload corrected plans through your portal. Note that you may upload corrected plans only after SDCI staff complete all reviews and change the project's status to "corrections required".

## Corrections

### 1. vesting

It appears this project has not yet vested to land use code standards. Per SMC [23.76.026](#), in order to vest to this project's Early Design Guidance intake date (12/1/2020), the span between the EDG meeting (1/11/2021) and the Master Use Permit sign confirmation (4/26/2021) must not exceed 90 days. This project is therefore subject to current code until vested.

### 2. MHA rate

Sheet A008 identifies payments per square foot of \$8.29 and \$15.36 for MHA-C and MHA-R, respectively. As stated above, I believe this project has not yet vested per SMC [23.76.026](#). SMC [23.58C.040](#) A2 provides for a yearly, automatic adjustment to this rate. In this zone, these identified amounts currently match the corresponding amounts shown on tables 2 and 4, pages 14 and 16 of SDCI [Tip 257](#). Please note that these rates adjust annually, and in accordance with the project's vesting date.

### 3. zone

On sheet A001, under zoning data, plans identify an NC2-55 zone. The zone is NC2-55(M). Sheet A004 repeats this omission. Please update plans to correctly identify the zone.

### 4. MHA summary table

Please update plans to include all of the MHA summary tables, available in SDCI [Tip 257](#) (pg 6 and 8) as exhibit A and C. I recognize that the provided table on Sheet A008 does provide some, but not all of this information. I'm told that this particular table in its entirety is important and helpful to future audits.

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## 5. data integrity

Diagrams and tabulation for "gross building" on sheet In the "MHA Calculation" table on sheet A009 differ from diagrams and tabulation on sheet A008. I recognize that floor area chargeable to FAR sometimes differs from floor area chargeable to MHA-R. But I can identify no rationale for these inconsistencies. Please update plans to clearly demonstrate that these tabulations consistently and accurately account for the project's floor areas, and substantiate any inconsistencies.

## 6. excluded floor area

MHA diagrams and floor plans identify covered parking areas on levels 1 and 2. SMC [23.86.007](#) A3 requires that plans count this excluded area as gross floor area. Covered parking includes the parking spaces and any adjacent areas physically accessible to vehicles. To exclude any adjacent covered areas, plans must show they are physically separated with a distinct identified purpose. As currently designed, please update plans to identify this area as residential parking, not below grade, and subject to FAR and MHA-R

Diagrams distinguish between areas below grade and areas above. While SMC 23.47A.013 D2 does exempt from FAR portions of stories that are partially below grade, the [23.58C.040](#) A1 exemption for below-grade residential parking does not include this 4' provision. The associated table would appear to exempt from MHA-R portions of this story that are partially above grade. Please update plans to clearly delineate these portions per SMC [23.86.007](#) C2, and count them toward MHA-R.

On sheet A008, the L6 diagram leaves unshaded apartments 93 and 95. Please update the diagram and tabulation to demonstrate that the project accurately accounts for all gross floor area.